

MINUTES

SAN DIEGO COUNTY PLANNING COMMISSION

Regular Meeting – January 9, 2004

DPLU Hearing Room, 9:00 a.m.

The meeting convened at 9:01 a.m. and adjourned at 9:16 a.m.

ROLL CALL

Commissioners Present: Beck, Brooks, Day, Edwards, Miller

Commissioners Absent: Kreitzer, Woods

Advisors Present: Taylor

Staff Present: Pryor, Hulse, Elias, Laybourne, Molby, Sibbet,
Jones (recording secretary)

1. Director's Report:

The Board of Supervisors continued consideration of the Maranatha Church project (P00-020, approved by the Planning Commission on 09/19/03), to allow further resolution of concerns regarding road improvements.

2. Public Requests:

Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's agenda.

Mike Thometz of Campo recommends that all projects have mandatory requirements for secondary ingress/egress roads, particularly in the Back Country. Commissioner Beck assures him that this is an issue that will definitely be reviewed.

Gary Marshall, representing Narconon in Warner Springs (Major Use Permit P01-020, approved by the Commission on 10/18/02), provides an update on the facility and informs the Commission that Narconon has become a welcome part of the community. Commissioner Brooks voices his appreciation for Mr. Marshall's efforts in keeping the Commission apprised of Narconon's progress, and expresses his pleasure that the facility and its residents have blended in with the community so well, and that the facility is succeeding. Staff reminds the Commission that a status report on the applicant's compliance with the Major Use Permit's Conditions will be presented at a future meeting.

3. Approval of Minutes: October 17, November 14 and December 12, 2003

Action: Edwards – Brooks

Approve the Minutes of October 17, November 14, and December 12, 2003.

Ayes:	5 -	Beck, Brooks, Day, Edwards, Miller
Noes:	0 -	None
Abstain:	0 -	None
Absent:	2 -	Kreitzer, Woods

ZAP 01-040:

4. Nextel Communications, Appeal of Minor Use Permit ZAP 01-040, Valle de Oro Community Planning Area (continued from December 12, 2003)

Appeal, filed by the Valle de Oro Planning Group, of the Zoning Administrator's decision of October 21, 2003 to approve Minor Use Permit ZAP 01-040 for a telecommunication facility. The proposed telecommunication facility would consist of a 35-foot tall faux mono-cypress designed to appear exactly like a live cypress tree. The antennas will be completely concealed inside the tree. The associated equipment will be located inside a nearby 230 square-foot shelter. The facility will be unmanned and approximately one or two visits per month by a maintenance vehicle are anticipated. The proposed project is located at 3686 El Canto Drive. This telecommunication facility is classified as a Minor Impact Utility pursuant to Sections 1355 2104b of the Zoning Ordinance.

Staff Presentation: Sibbet

Proponents: 1; **Opponents:** 1

Discussion:

Staff has returned, as requested by the Planning Commission on December 12, 2003, with a revised Form of Decision. This Decision requires submittal of a full Landscape Plan prior to issuance of a Building Permit. This Landscape Plan will include landscaping around the parking and driveway area, and automatic irrigation. In addition, a Condition has also been included, per Commissioner Beck's instructions, requiring submittal of landscape maintenance evidence every six months for the first year, and annually thereafter.

As instructed by the Planning Commission on December 12, 2003, Codes Enforcement Staff visited the project site. A large accumulation of junk was found, in addition to the illegal storage of several non-operative vehicles. Codes Enforcement Staff issued citations and have placed a "hold" on any Building Permits for this site until the violations have been cleared. The applicant and the property owner are currently working together to resolve these issues.

Commissioners Brooks and Day announce that they listened to the audiotape of the December 12, 2003 hearing on this Minor Use Permit, and are prepared to vote on the tentative action taken at that hearing.

ZAP 01-040:

Action: Brooks – Miller

Deny the appeal and adopt the Planning Commission Decision approving Minor Use Permit ZAP 01-040, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance and State law.

Ayes:	5 -	Beck, Brooks, Day, Edwards, Miller
Noes:	0 -	None
Abstain:	0 -	None
Absent:	2 -	Kreitzer, Woods

5. Report on actions of Planning Commission's Subcommittees.

There were none.

6. Designation of member to represent the Planning Commission at Board of Supervisors meeting(s):

No Planning Commissioner will attend the January 14, 2004 Board of Supervisors meeting.

7. Discussion of correspondence received by the Planning Commission:

There was none.

8. Scheduled Meetings:

January 23, 2004	Regular Meeting, DPLU Hearing Room, 9:00 a.m.
February 6, 2004	Regular Meeting, DPLU Hearing Room, 9:00 a.m.
February 20, 2004	Regular Meeting, DPLU Hearing Room, 9:00 a.m.
March 5, 2004	Regular Meeting, DPLU Hearing Room, 9:00 a.m.
March 19, 2004	Regular Meeting, DPLU Hearing Room, 9:00 a.m.
April 2, 2004	Regular Meeting, DPLU Hearing Room, 9:00 a.m.
April 16, 2004	Regular Meeting, DPLU Hearing Room, 9:00 a.m.
April 30, 2004	Planning Commission Workshop, DPLU Hearing Room, 9:00 a.m.
May 14, 2004	Regular Meeting, DPLU Hearing Room, 9:00 a.m.
May 28, 2004	Regular Meeting, DPLU Hearing Room, 9:00 a.m.
June 11, 2004	Regular Meeting, DPLU Hearing Room, 9:00 a.m.
July 9, 2004	Regular Meeting, DPLU Hearing Room, 9:00 a.m.
July 23, 2004	Regular Meeting, DPLU Hearing Room, 9:00 a.m.
August 6, 2004	Regular Meeting, DPLU Hearing Room, 9:00 a.m.
August 20, 2004	Regular Meeting, DPLU Hearing Room, 9:00 a.m.
September 3, 2004	Regular Meeting, DPLU Hearing Room, 9:00 a.m.
September 17, 2004	Regular Meeting, DPLU Hearing Room, 9:00 a.m.

There being no further business to be considered at this time, the Chairperson adjourned the meeting at 9:16 a.m. to 9:00 a.m. on January 23, 2004 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.